

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02464/TCA	T1: Yew - Prune upper canopy by 1.5 m and lower canopy by 0.5 m to contain the canopy spread. T2: Yew - Remove. T3: Japanese Cedar - Crown lift up to 4.0 m removing existing dead wood and dieback. T4: Apple - Remove. T5: Cherry - Remove. T6: Monterey Cypress - Remove dead wood. G1: 2 x Lawson Cypress and 1 x Laburnum - Remove. G2: 2 x Cypress - Remove. G3: 2 x Western Red Cedar and 1 x Lawson Cypress - Remove. G4: 3 x Apple - Remove. G5: 1 x Lawson Cypress and 1 x Western Red Cedar - Remove.	12 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AX

Submitted Plan Nos

Location plan Photos

1.0 Policies

1.0 Planning Practice Guidance

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 Relevant Site History

- 2.1 Full history on case file.

3.0 Representations

- 3.1 LGCHF – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site lies on the east side of Cashio Lane and is within the Letchworth Conservation Area.

4.2 Proposal

- 4.2.1 Permission is sought to undertake the following works:
 - T1: Yew - Prune upper canopy by 1.5 m and lower canopy by 0.5 m to contain the canopy spread.
 - T2: Yew - Remove.
 - T3: Japanese Cedar - Crown lift up to 4.0 m removing existing dead wood and dieback.
 - T4: Apple - Remove.
 - T5: Cherry - Remove.
 - T6: Monterey Cypress - Remove dead wood.
 - G1: 2 x Lawson Cypress and 1 x Laburnum - Remove.
 - G2: 2 x Cypress - Remove.
 - G3: 2 x Western Red Cedar and 1 x Lawson Cypress - Remove.
 - G4: 3 x Apple - Remove.
 - G5: 1x Lawson Cypress and 1 x Western Red Cedar - Remove.

4.3 Key Issues

- 4.3.1 The key issues in determining this application is the amenity value of the trees; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.
- 4.3.2 The trees are identified on the submitted plan, and the application is accompanied by photographs of all trees with the exception of G4 – 3 x Apple trees.
- 4.3.3 The photographs submitted with the application show a number and variety of different species within the grounds of the property. All of the trees are of medium maturity some of which are in decline and some of which are in overall poor condition. The 2 x Cypress and 1 x Laburnum trees (G1) are positioned to the north of the vehicular entrance fronting Cashio Lane and therefore possess a degree of amenity value, however, the Laburnum tree is in decline with limited canopy, and the Lawson Cypress is simply a wish to remove. In my view there is limited amenity value in either tree or in any of the trees where there is a request to fell. Where remedial works are proposed, these appear reasonable and justified.
- 4.3.4 There is no reasonable justification to prevent the removal of the various trees with the remaining trees being under no immediate threat. In any case, none are of sufficient quality, in my view, to warrant further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 Various tree works are proposed across the site, and I am satisfied that there would not unacceptable harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that 3 native trees be planted along the boundary with Cashio Lane, Letchworth following removal of 2 x Lawson Cypress and 1 x Laburnum trees . Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the trees the best chance of survival.
2. In addition to this approval, and prior to undertaking the works, you **MUST** make sure you have obtained the written consent of the Letchworth Garden City Heritage Foundation (where applicable).

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 November 2025	